



City Planning and Development Department

Date: April 15, 2015

To: Board of Zoning Adjustment and City Council Members

From: Diane M. Binckley, Assistant Secretary

Subject: BZA Results – April 15, 2015

Members Present: Michael Keleher, Tom Stiller, Quinton Lucas, Mark Ebbitts, Tony Bonuchi

Members Absent: Theresa Otto, Richard Osborn

Council District

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| 1 | JP | 1. | Case No. 14539-A – 5820 NE 61st Street – A residential lot generally located on the north side of NE 61 st Street with N Topping Avenue to the west and N Wheeling Avenue to the east, to consider a request for a variance to the minimum required front yard setback, a variance to the minimum required side yard setback, a variance to the minimum separation distance between a house and detached structure, and a variance to allow a detached structure in the front yard of a residential property, to allow for an existing detached garage to remain, plus any other necessary variances. DENIED ; Motion carried 4-0; Voting Aye: Stiller, Lucas, Ebbitts, Bonuchi; Voting Nay: None; Recused: Keleher; Absent: Otto, Osborn |
| 1 | JP | 2. | Case No. 14551-A – 9418 N. Ditzler – A residential lot located on the west side of N. Ditzler Ave. between NE 95 th St. to the north and NE 94 th Ter. to the south, to consider a request for a variance to the minimum required rear yard setback requirement, to allow for the construction of a sunroom addition, plus any other necessary variances. CONTINUED to the May 12, 2015 meeting date without fee (With Testimony – Set Quorum: Stiller, Keleher, Lucas, Ebbitts, Bonuchi); Motion carried 5-0; Voting Aye: Keleher, Stiller, Lucas, Ebbitts, Bonuchi; Voting Nay: None; Absent: Osborn, Otto |
| 4 | JP | 3. | Case No. 14552-A – 601 W. 57th Street – A residential lot located at the southwest corner of W. 57 th St. and Pennsylvania Ave., to consider a request for a variance to the minimum separation distance between two |

structures on the same lot, to allow for the construction of a porch/covered breezeway addition, plus any other necessary variances. **APPROVED**; Motion carried 5-0; Voting Aye: Keleher, Stiller, Lucas, Ebbitts, Bonuchi; Voting Nay: None; Absent: Osborn, Otto

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| 6 | JP | 4. | Case No. 14553-A – 816 W. 62nd Street – A residential lot located on the north side of W. 62 nd Street between Summit St. to the east and Ward Parkway to the west, to consider a request for a variance to the minimum required side yard setback to allow for the construction of a garage, plus any other necessary variances. APPROVED ; Motion carried 5-0; Voting Aye: Keleher, Stiller, Lucas, Ebbitts, Bonuchi; Voting Nay: None; Absent: Osborn, Otto |
| 4 | JP | 5. | Case No. 14122-A-1 – 815 W 52nd Street – A residential lot located at the southwest corner of Summit St. and W. 52 nd St., to consider a request for a variance to the platted front yard and side yard setback requirements and a variance to the minimum required rear yard setback requirement to allow for the construction of a single-family house, plus any other necessary variances. CONTINUED to May 26, 2015 meeting date without fee (With Testimony – Set Quorum: Stiller, Keleher, Lucas, Ebbitts, Bonuchi) ; Motion carried 5-0; Voting Aye: Keleher, Stiller, Lucas, Ebbitts, Bonuchi; Voting Nay: None; Absent: Osborn, Otto |
| 3 | JR | 6. | Case No. 12202-SU-2 -- About 6.3 acres generally located at the northwest corner of Highway 40 and Manchester Trfy, to consider approval of a special use permit in District M1-5 (Manufacturing 1 (dash 5)) to allow for a general recycling service use and any necessary variances. APPROVED ; Motion carried 5-0; Voting Aye: Keleher, Stiller, Lucas, Ebbitts, Bonuchi; Voting Nay: None; Absent: Osborn, Otto |
| 4 | JR | 7. | Case No. 12840-SU-5 -- About 0.75 acres generally located at 400 E 45 th Street, to consider approval of a two-year extension of an existing special use permit in District R-5 (Residential 5) to allow the continued operation of a library/museum/cultural exhibit use and any necessary variances. APPROVED ; Motion carried 5-0; Voting Aye: Keleher, Stiller, Lucas, Ebbitts, Bonuchi; Voting Nay: None; Absent: Osborn, Otto |
| 4 | JE | 8. | Case No. 14544-SU – About 1.04 acres generally located at the southeast corner of E 52 nd Street and Cherry Street, to consider the approval of a Special Use Permit in District R-6 (Residential 6) for the reuse of an existing Historic Landmark for use as a Club, Lodge or Fraternal |

Organization. **APPROVED**; Motion carried 5-0; Voting Aye: Keleher, Stiller, Lucas, Ebbitts, Bonuchi; Voting Nay: None; Absent: Osborn, Otto

- 4 OA 9. **Case No. 10346-SU-1 – 425 Gladstone Boulevard** – A request for a Special Use Permit to allow for the reuse of an officially designated historic landmark building on about 0.25 acres, in District R-7.5 (Residential – 7.5), allowing for a Bed and Breakfast. **APPROVED**; Motion carried 5-0; Voting Aye: Keleher, Stiller, Lucas, Ebbitts, Bonuchi; Voting Nay: None; Absent: Osborn, Otto
- 5 OA 10. **Case No. 14545-SU – 3800 E. Gregory Boulevard** - A request for a Special Use Permit on about 0.28 acres, in District B1-1 (Neighborhood Business 1 dash 1), generally located at the northeast corner of Cleveland Avenue and E. Gregory Boulevard, to allow for a new 25' x 50' gas canopy with two islands (4 pumps) to the existing convenience store, plus any necessary variances. **CONTINUED** to the April 21, 2015 meeting date with one \$130.00 fee (Without testimony – No Set Quorum); Motion carried 5-0; Voting Aye: Keleher, Stiller, Lucas, Ebbitts, Bonuchi; Voting Nay: None; Absent: Osborn, Otto

OTHER MATTERS

11. Approval of the minutes of March 10, 2015 and March 24, 2015; **APPROVED**; Motion carried 5-0; Voting Aye: Keleher, Stiller, Lucas, Ebbitts, Bonuchi; Voting Nay: None; Absent: Osborn, Otto

DMB/mjc